

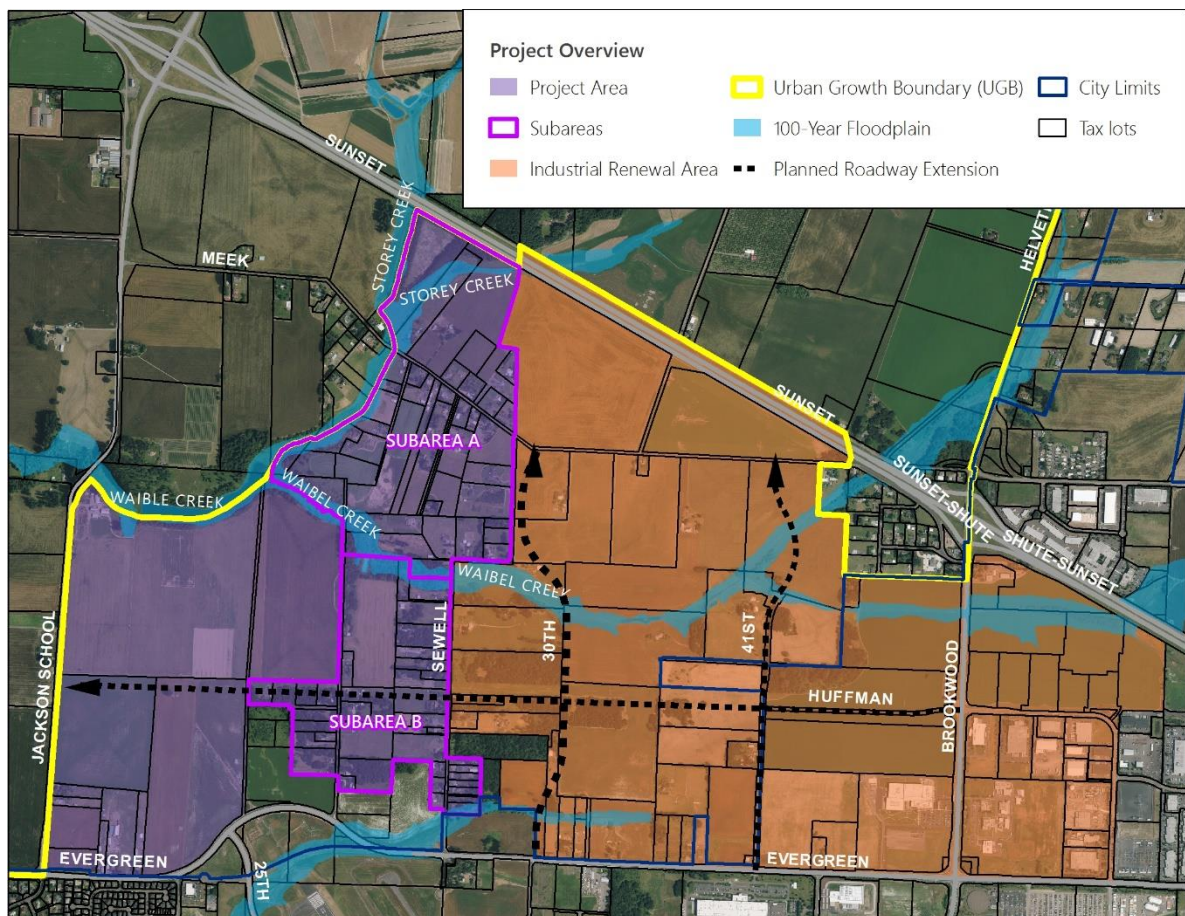
Jackson East Project Frequently-Asked Questions

1. *What is the Jackson East Project?*

Jackson East is an area north of Hillsboro that has been brought into the Urban Growth Boundary (UGB) but is not yet part of the City of Hillsboro. This approximately 670-acre area includes 545 acres of agricultural, natural resource, and rural-residential lands added to the UGB in 2014, and adjacent rural-residential land brought into the UGB in 2005. The City is undertaking the Jackson East Project to plan for this area's eventual urbanization. The UGB is a land use planning line around the Portland metropolitan area to control urban expansion onto farm and forest lands.

2. *Where is the Jackson East Project Area?*

Located north of Hillsboro city limits, the project area is generally bounded by Evergreen Road to the south, Jackson School Road, Waibel Creek and Storey Creek to the west, U.S. Highway 26 to the north, and the North Hillsboro Industrial Renewal Area to the east.



3. *What kind of development opportunities are being studied?*

Jackson East was brought into the Urban Growth Boundary to provide employment with the potential for other uses. The area will include industrial uses and limited commercial uses. For the existing rural-residential lands, residential uses are also being studied.

4. *When will there be greater certainty about Jackson East Project Area development opportunities?*

Property owners will have greater certainty about project area development opportunities following the adoption of Comprehensive Plan amendments for Jackson East, which will be brought before the Planning Commission and City Council in fall 2017 for adoption. These Comprehensive Plan amendments will guide the area's growth and development over the long term. Properties can undergo such development following voluntary annexation into Hillsboro and the application of urban zoning.

5. *When can a Jackson East property annex into Hillsboro?*

A property can annex into Hillsboro once Comprehensive Plan amendments have been adopted in fall 2017 and if the property is adjacent to Hillsboro city limits.

6. *Can a property remain outside Hillsboro?*

A property can remain outside Hillsboro even after surrounding properties have annexed. Urban service provision is more efficient and cost effective for all parties if a property is not surrounded by annexed properties over the long term.

7. *Will existing property owners be responsible for paying to extend transportation infrastructure, public utilities, and services into the project area?*

No, future development will be responsible for extending improved transportation infrastructure, public utilities, and services into the project area.

8. *Will existing property owners be responsible for paying to connect to public utilities adjacent to their property?*

Yes, the owner of an existing home wishing to connect to public utilities adjacent to their property would be responsible for the costs associated with that connection.

9. *What is the Crescent Park Greenway that is to run through the Jackson East Project Area?*

The Crescent Park Greenway is a linear, vegetated open space being planned by Hillsboro Parks and Recreation Department employees to loop around Hillsboro city limits along stream corridors. The Crescent Park Greenway will provide recreation, active transportation, stormwater management, and natural resource restoration. City staff are currently studying whether the Greenway should run through the Jackson East area adjacent to Waibel Creek.

10. *What are the expected outcomes of the Jackson East Project?*

- A Master Plan will determine the urbanization of existing rural-residential areas as residential, employment, and/or a mix of uses.
- An Implementation Action Plan will provide phased strategies for the project area's urbanization including identifying catalytic investment opportunities.
- A Natural Resource Determination and subsequent Economic, Social, Environmental and Energy analysis will guide how natural resources are treated during development.
- Comprehensive Plan amendments will clarify the land uses in the area.

11. *How can I participate in the Jackson East Project?*

Four community meetings will be held as this project moves forward, and you will also have opportunities to review and comment on project materials via e-mail, phone, and in-person. We encourage you to continue to check the project webpage at Hillsboro-Oregon.gov/JacksonEast for project updates, upcoming public events, and project documents.

12. *Who do I contact for more information about this project?*

If you have questions or comments to share, please contact Senior Planner Dan Rutzick at 503-681-5358 or dan.rutzick@hillsboro-oregon.gov.